

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

August 10, 1992 (410) 887-3353

Mr. & Mrs. Bruce P. Curry
5819 Stevens Road
White Marsh, MD 21162

RE: Item No. 6, Case No. 93-11-A
Petitioner: Bruce P. Curry, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Curry:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 23rd day of July, 1992

ARNOLD JABLON
DIRECTOR

Received By:
Chairman,
Zoning Plans Advisory Committee

Petitioner: Bruce P. Curry, et ux
Petitioner's Attorney:

Printed on Recycled Paper

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: *Dennis A. Kennedy* Date: 8/10/92

08/06/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Raymond F. And Deborah D. Borsetti	25		8-3-92 NC
✓	Robert L. And Jeannette McElroy	26		NC
✓	Gary G. And Ilene S. Waitt	27		NC
✓	Bruce P. And India Y. Curry	6		NC
✓	Herbert B. And Edith G. Querido	7		NC
✓	Emma E. Hubbard	8		NC
✓	Arthur Thomas Ward, III	9		NC

COUNT 14
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief
Development Review Section
Office of Planning and Zoning

DATE: August 4, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - August 3, 1992

The Office of Planning and Zoning has no comments on the following petitions:

BRUCE & INDIA CURRY - ITEM 6
HISBARD, EMMA - ITEM 8
BORSETTI, RYMOND & DEBORAH - ITEM 25
MCELROY, ROBERT & JEANNETTE - ITEM 26
WORTMAN, JOHN & MARY - ITEM 17
WARD, ARTHUR THOMAS - ITEM 9

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

8.3.92.TXT
Petitns.txt

RECORDED
ZONING OFFICE

DPW/Developers Engineering Division
Development Review Committee Response Form
Authorized signature: *Rake J. Famelf* Date: 8/10/92

08/06/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Gary G. And Ilene S. Waitt	27	W/L	8-3-92
✓	Bruce P. And India Y. Curry	6	N/C	
✓	Herbert B. And Edith G. Querido	7	N/C	
✓	Emma E. Hubbard	8	N/C	
✓	Arthur Thomas Ward, III	9	N/C	

COUNT 14
FINAL TOTALS
COUNT 16
*** END OF REPORT ***

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 10, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #6
5819 Stevens Road - Curry Property
Zoning Advisory Committee Meeting of August 3, 1992

The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine whether the proposed development is in compliance with the Chesapeake Bay Critical Area Regulations. The applicant must submit a Critical Area Findings Plan for review and approval by this Department prior to preparation of a Critical Area Findings for the development. The applicant may contact the Environmental Impact Review Division of the Department at 887-2904 for details.

JLP:sp
JABLON/S/TXTSBP

7479-92
JLP
8/13/92

RECEIVED
AUG 13 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

AUGUST 6, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: BRUCE P. CURRY AND INDIA Y. CURRY
Location: #5819 STEVENS ROAD
Item No.: *6 (LUG) Zoning Agenda: AUGUST 3, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. Schiffer* Noted and Approved
Planning Group Special Inspection Division Fire Prevention Bureau

JP/REK

RECEIVED
AUG 10 1992
ZONING OFFICE

8/10/92 7387-92
JLP

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature: *Walter J. ...* Date: 8/10/92

08/06/92

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
✓	Elise Boyce Kelsey, Trustee u/w Eliza Gillet Boyce Et Al	24	No Comment	8-3-92
✓	Raymond F. And Deborah D. Borsetti	25	No Comment	
✓	Robert L. And Jeannette McElroy	26	No Comment	
✓	Gary G. And Ilene S. Waitt	27	No Comment	
✓	Bruce P. And India Y. Curry	6	No Comment	
✓	Herbert B. And Edith G. Querido	7	No Comment	
✓	Emma E. Hubbard	8	No Comment	
✓	Arthur Thomas Ward, III	9	No Comment	

COUNT 14
FINAL TOTALS
COUNT 19
*** END OF REPORT ***

92-11A
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Zoning Administration and
Development Management
DATE: August 25, 1992

FROM: J. Lawrence Pilon
Development Coordinator, DEPRM

SUBJECT: Zoning Item #6
5819 Stevens Road

Zoning Advisory Committee Meeting of August 3, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

See attached Chesapeake Bay Critical Area Findings.

RECEIVED
AUG 28 1992
ZONING OFFICE

ORDER RECEIVED FOR FILING
Date 8/28/92
By JLP:ju
JABLON/S/TXTJEU
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management
DATE: August 24, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 6
Curry Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 5819 Stevens Road. The site is within the Chesapeake Bay Critical Area and is classified as a Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. Bruce P. Curry

APPLICANT PROPOSAL

The applicant has requested a variance from section 1401.3.B.3 of the Baltimore County Zoning Regulations to permit a sideyard setback of two feet in lieu of the required 35 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

ORDER RECEIVED FOR FILING
Date 8/28/92
By JLP:ju
JABLON/S/TXTJEU
ZONING COMMISSIONER

Mr. Arnold E. Jablon
August 24, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" <Baltimore County Code Section 26-449(a)>.
Finding: There are no tidal waters, tidal wetlands or tributary streams on or within 100 feet of this site, therefore this property is in compliance with the above regulation.
2. Regulation: "Dredging, filling, or construction other than approved bulkheading shall not be permitted in any non-tidal and tidal wetlands unless the proposed development consists of utility, bridge, or street development in a non-tidal wetland and unless the Director of Environmental Protection and Resource Management finds this proposed development not detrimental to the County's Wetland Management Programs" <Baltimore County Code, Section 26-447>.
Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of this site, therefore this property is in compliance with the above regulation.
3. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot, parcel or property proposed to be developed, except that lots less than or equal to one acre each, and located in a subdivision approved after June 1, 1986 may contain impervious areas up to 25% of the lot" <Baltimore County Code, Section 26-453(e)>.
Finding: The current impervious surface area on this site is 3,484 square feet or 34.8% of the property area. The proposed addition brings the total proposed impervious surface area to 3,517 square feet or 35.2% of the property area. Since this property currently exceeds the 25% impervious surface limit, the current percentage may be maintained during redevelopment of the property. In order to maintain the current impervious surface area, the macadam driveway will be removed and replaced with gravel on a filter-fabric base.
4. Regulation: "If no forest is established on proposed development sites, these sites shall be planted to provide a forest or developed woodland cover of at least 15%" <COMAR 14.15.02.04 C.(5)(e)>.
Finding: This site currently contains sufficient vegetation to meet the required 15% forest cover.

Trees are an important factor in improving water quality. The roots of trees greatly improve the infiltration rate of storm water and efficiently remove nitrogen from subsurface flows of groundwater. Trees also act as both a barrier and a sponge, blocking and absorbing eroding soils and the phosphorous associated with them.

ORDER RECEIVED FOR FILING
Date 8/28/92
By JLP:ju
JABLON/S/TXTJEU
ZONING COMMISSIONER

Mr. Arnold E. Jablon
August 24, 1992
Page 3

5. Regulation: "The stormwater management system shall be designed so that infiltration of water is maximized throughout the site, rather than directing flow to single discharge points" <Baltimore County Code, Section 26-453(h)(2)>.
Finding: Stormwater runoff shall be directed from impervious surfaces associated with this plan to pervious areas to encourage maximum infiltration. To meet the above regulation rooftop runoff shall be directed through down-spouts and into drywells sized to treat the first 1/2 inch of runoff, to encourage maximum infiltration (See attached information).

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal does comply with Chesapeake Bay Critical Area Regulations and is therefore approved. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:MM:ju

Attachment

CURRY/TXTN55

ORDER RECEIVED FOR FILING
Date 8/28/92
By JLP:ju
JABLON/S/TXTJEU
ZONING COMMISSIONER

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

August 28, 1992

(410) 887-3353

Bruce and India Curry
5819 Stevens Road
White Marsh, Maryland 21162

Re: CASE NUMBER: 93-11-A

Dear Petitioners:

Please be informed that your file has been reviewed. The Commissioner's office did not grant or deny the requested relief. Instead it was determined that this matter be set in for public hearing.

As you recall, it now becomes necessary to repost the property and run notice of the hearing in two local newspapers and that you will be billed for the reposting and advertising costs.

Formal notification of the hearing date will be forwarded to you shortly.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner
of Baltimore County, Maryland

111 West Chesapeake Avenue
Towson, MD 21204

JULY 30, 1992

(410) 887-3353

Bruce P. Curry and India T. Curry
5819 Stevens Road
White Marsh, Maryland 21162

Re: CASE NUMBER: 93-11-A
LOCATION: N/S Stevens Road, SEC Baker Avenue
5819 Stevens Road
11th Election District - 5th Councilmatic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before August 10, 1992. The closing date is August 24, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in two local newspapers. Charges related to the reposting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

Larry,

Here is the letter you requested I obtain from my neighbor pertaining to case 93-11-A. a my question, please call 335 6664

RECEIVED
SEP 4 1992

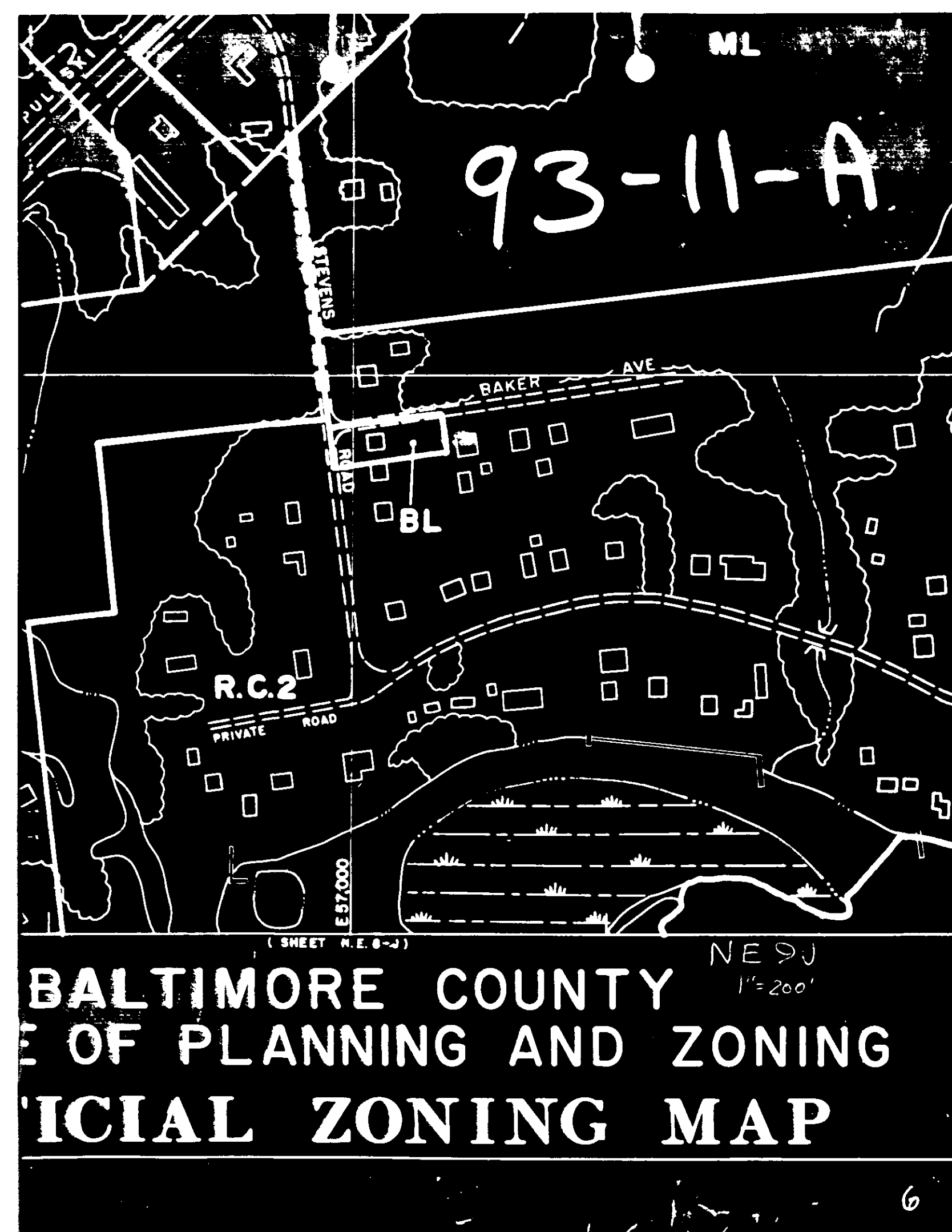
ZONING OFFICE

Thank you
Pat Curry

To Mr. Larry Schmidt:

I Pat Curry and Barbara Jean Curry have given permission for Pat Curry at 5819 Stevens Rd. to erect a new (old) garage on this property but not to go beyond the common property line for the two properties

Pat Curry
Barbara Jean Curry
5821 Stevens Rd
next door neighbor



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 5817 STEVENS RD.
Subdivision name: LORELEY BEACH
plat book # 7, folio # 187, lots 212, sections

OWNER: BRUCE P & INDIA Y CURRY

93-11-A PETITIONER'S EXHIBIT 1

BAKER AVE

STEVENS RD

NEW ADDITION
LORELEY BEACH
ALREADY RZED

SEWER LINE
TANK

DEMO

DRIVEWAY

STORAGE

NOTES: DRIVEWAY TO BE
REMOVED & REPLACED
W/FILTER FABRIC
STONE. DOWNSPOUTS
TO BE INFILTRATED.

North
date: 7-22-91
prepared by: PAT CURRY

Scale of Drawing: 1" = 30'

LOCATION INFORMATION

Councilmanic District: 5
Election District: 11
1"=200' scale map: NE 9J
Zoning: BL
Lot size: 23' 10,000 square feet

SEWER: ☐ ☒
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: N/A

Zoning Office USE ONLY
reviewed by: ITEM #1 CASE #1
L6 6

